



Island County Planning and Community Development

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Memo

To: Island County Planning Commissioners
From: John Lanier, Long-Range Planner
Island County Planning & Community Development
Date: January 9, 2023
Subject: RAID Use Table

Summary

1. Background
2. Rural Service Zone RAIDs
3. Ordinance No. C-53-19
4. Findings & Conclusions

Background

The Board of Island County Commissioners has identified **zoning code clean-up** as a priority and has placed it on the work plan for 2022. One of the code cleanups that the Planning and Community Development team has been tasked with is [ICC 17.03.035 table C](#), specifically in reference to **Rural Service RAID**. It has come to Planning's attention that minor edits to the footnotes are necessary to align the table with land use code. The "Midget Market" Rural Service RAID could also be renamed the "Liberty Market" RAID. This would be a minor change in the name of equity for all people in Island County.

RAID Use Table

Minor edits to the footnotes were required to align the table with Island County land use code and the adopting ordinance C-53-19.

Ordinance No. C-53-19

On June 25, 2019, the Island County Board of County Commissioners adopted amendments to 17.03 ICC (see Exhibit A [Ordinance No. C-53-19](#)). According to the Island County Planning Commission *Finding of Fact and Legislative Intent*, the objective was to migrate four separate sections of ICC into one consolidated table to clearly denote applicable zones and conditions. In doing so, use code was not to become more restricted and that **changes were only made when needed to resolve conflicts or inconsistencies between the four sections**.

Previous to the amendment, ICC 17.03.140.A.3 stated "Mixed-use (with residential not to exceed six (6) dwelling units per lot or parcel in a mixed-use building. The residential component of the mixed-use shall not be included



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in the 4,000 square foot size limit)." It is the staff's belief that this line of code was unintentionally left out during the migration process.

Key items:

- Correct footnote alignment (several footnotes were one off).
- Add footnote for Camano Gateway Village regarding proper permitting for overnight lodging uses.

Possible item for correction:

- Rename "Midget Market" RAID north of Oak Harbor to "Liberty Market".